

**SUMMARY OF PROCEEDINGS
REGIONAL PLANNING COMMISSION
AIRPORT LAND USE COMMISSION
HOUSING ELEMENT UPDATE
PROJECT NO. 2020-000606**

September 1, 2021 Regional Planning Commission Hearing

At the public hearing on September 1, 2021, staff provided an overview of the Housing Element Update. Staff described outreach activities conducted for the Housing Element Update, summarized stakeholder feedback, and provided a timeline for review and certification of the Housing Element by the State Department of Housing and Community Development (HCD).

Discussion

Six individuals testified at the hearing. One individual representing the Building Industry Association expressed concern over the County limiting opportunities for new housing in hazardous areas, adding that the County's strategy overconcentrates new housing and associated environmental impacts in urban infill areas. An individual representing the Eastside LEADS coalition testified in support of proposed programs and policies in the Housing Element to preserve affordable housing and rent-stabilized units. The individual testified that for the programs and policies to succeed, the County should prioritize building and preserving deeply affordable housing in the First and Second Supervisorial districts by expanding the applicability of the County's Inclusionary Housing Ordinance. The individual also testified that the County should prioritize public housing, affordable housing, and/or community land trusts on underutilized or public lands; expand eviction defense programs; codify a right to counsel for tenants facing eviction; and adopt a Tenant Opportunity to Purchase program. Another individual representing the Wellness Center Los Angeles and Eastside LEADS echoed these comments, adding that the County should expand the community land trust pilot program and efforts to build and preserve deeply affordable housing in East Los Angeles.

An individual representing the Southwest Regional Council of Carpenters testified that the Housing Element should include labor standards and/or a community wealth policy that would require family-supporting wages, benefits, skills training, and job access to community members for future housing construction projects enabled by the Housing Element, as well as responsible bidder standards for contractors. Another member of the union echoed these comments, citing studies that demonstrate the environmental and economic benefits of workforce development strategies, and the skilled and trained workforce requirements in the City of Hayward's General Plan and municipal code.

A representative of the Santa Clarita Organization for Planning and the Environment (SCOPE) testified in support of the County's exclusion of hazard areas for rezoning. Staff

provided the RPC with three comment letters from Abundant Housing LA/YIMBY Law/League of Women Voters of Los Angeles County, Henry Fung, and the Eastside LEADS Coalition/Public Counsel, which recommended changes to the Housing Element site inventory assumptions, rezoning methodology, and specific programs.

During the discussion, the RPC asked about how the County evaluates progress in meeting its RHNA for the current planning period. Staff responded that RHNA progress is measured in terms of the number of residential building permits issued. This information is submitted annually to HCD, and does not necessarily reflect all residential planning entitlements approved by DRP in a given year. Staff explained that while the County has only issued building permits for 26 percent of its RHNA for the 2014-2021 planning period, recently adopted ordinances will streamline housing approvals and help the County make further progress in meeting its RHNA for the 2021-2029 planning period.

The RPC asked about the process for incorporating further revisions requested by HCD and public stakeholders in the Draft Housing Element. Staff explained that further revisions requested by HCD would be incorporated prior to the Board of Supervisors hearing.

The RPC also observed that the RHNA strategies rely disproportionately on sites in the First and Second Supervisorial districts, and asked about the potential impact of pending State bills that increase the amount of housing permitted in single-family zones. Staff responded that even if more housing is allowed on sites that currently only allow one single-family home, such sites would not necessarily meet the requirements in State Housing Element law to demonstrate capacity for housing at all income levels, particularly for very low and lower income households.

September 1, 2021 Airport Land Use Commission Hearing

At the public hearing on September 1, 2021, the Airport Land Use Commission found that the Draft Housing Element Update, Draft Amendment to the General Plan Land Use Element and Draft Ordinance are consistent with the adopted Los Angeles County Airport Land Use Plan, General William J. Fox Airfield Land Use Compatibility Plan, and Brackett Field Airport Land Use Compatibility Plan. There were no speakers or comments from the Commission.